

COLDWELL BANKER

COMPLETE
REAL ESTATE

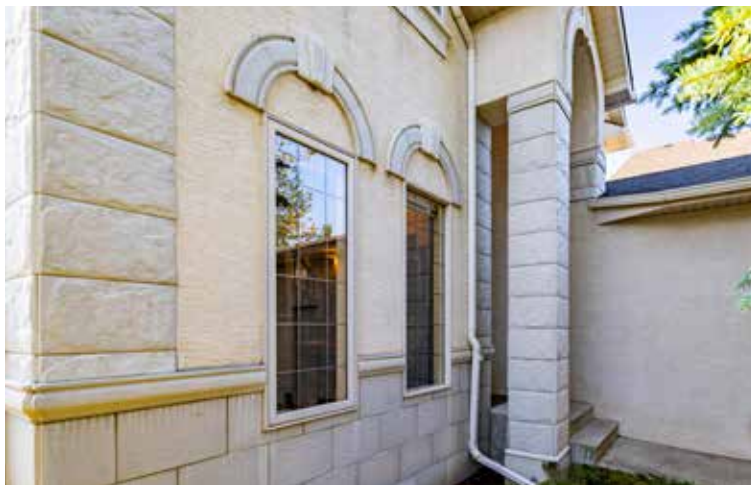
THE STARNES GROUP

8 STRATHRIDGE WAY SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF STRATHCONA PARK

PROUDLY PRESENTING
8 STRATHRIDGE WAY SW

Built by Elegant Homes, this immaculate family home boasts four upper-level bedrooms, a main floor den, a grand curved staircase to the upper level, maple hardwood floors, and beautifully appointed formal living spaces. The country kitchen features rich oak cabinetry, stainless steel appliances, a window over the sink overlooking the backyard, a sunny East facing nook and a patio door leading out to the backyard oasis. A cozy family room is open to the kitchen area and features floor-to-ceiling built-ins on each side of the fireplace. The woodwork detailing in this home is exquisite. The lower level is undeveloped, ready for the next owner to customize to their needs. The yard is incredibly private with mature hedges and gigantic Spruce trees. Enjoy summer evenings on the incredible back deck being completely surrounded with lush greenery. Located just minutes from shopping, amenities, schools and parks, this property won't last! Original owner!



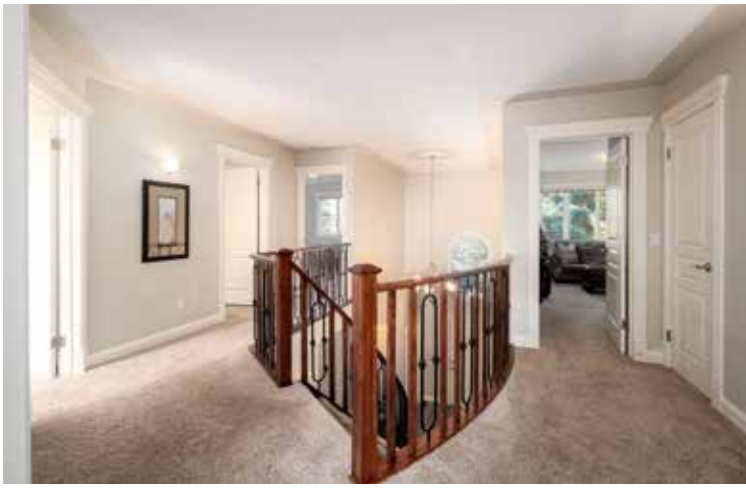




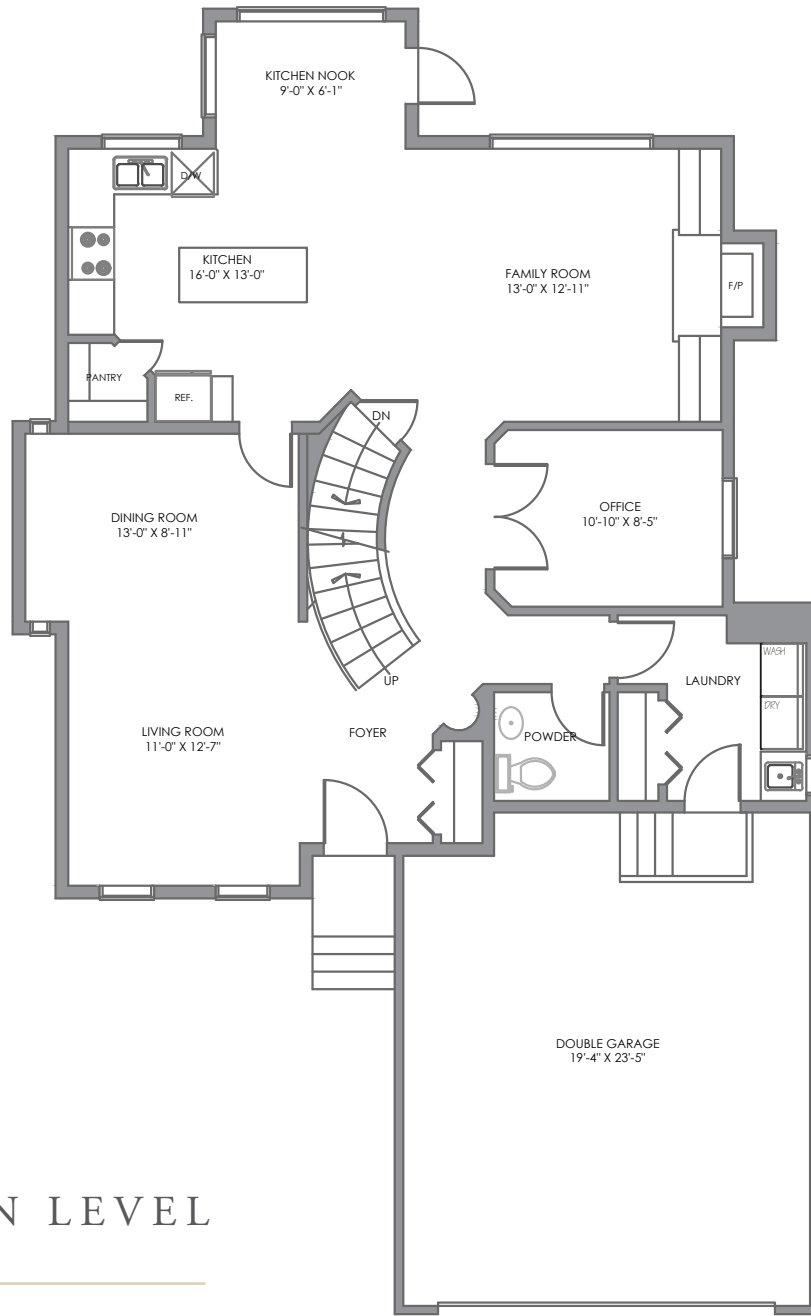












MAIN LEVEL

Main Floor Space: 1,234.22 square feet

Upper Floor Space: 1,227.20 square feet

Total Above Grade Floor Space: 2,461.42 square feet

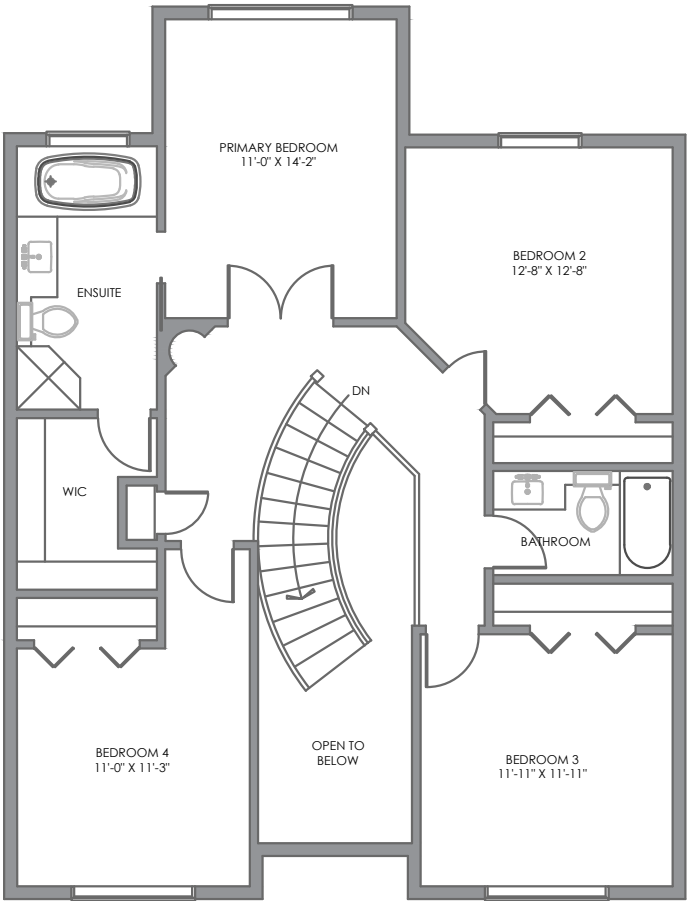
Lower Floor Space: 1,184.71 square feet

Total Developed Floor Space: 3,646.13 square feet

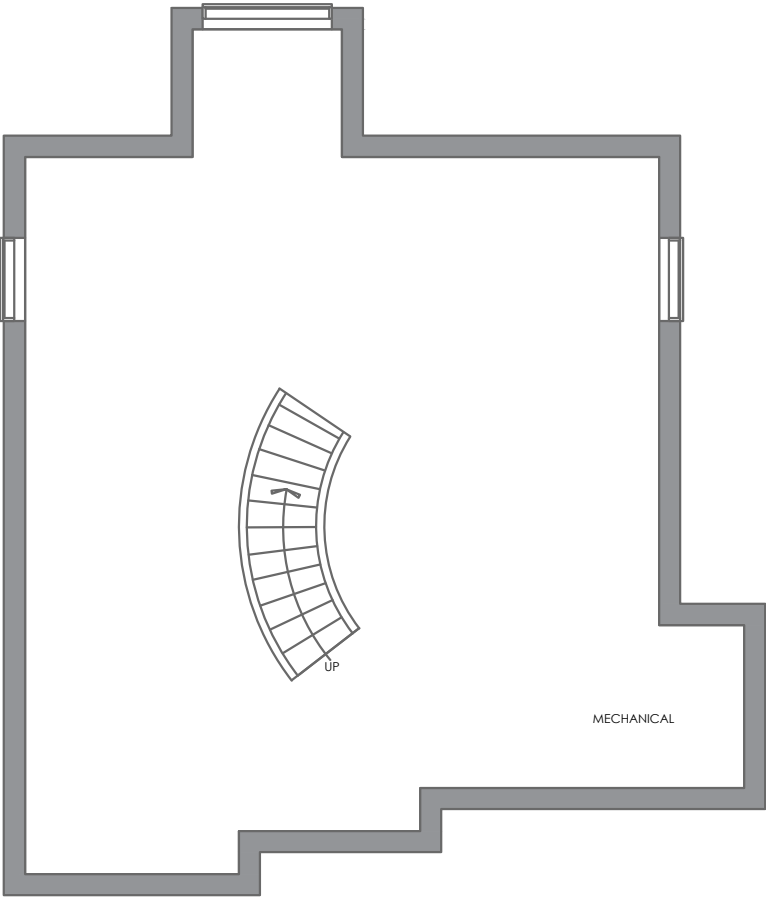
E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA

UPPER LEVEL



LOWER LEVEL





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